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HOUSING ELEMENT

1985

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CITY OF GUADALUPE HOUSING ELEMENT

NOVEMBER, 1985

Prepared for:

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Guadalupe, California


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CITY OF GUADALUPE

DRAFT HOUSING ELEMENT

SECTION 1.0

INTRODUCTION

A. Purpose

The Guadalupe Housing Element is prepared pursuant to the State of California General Plan guidelines and housing element legislation passed and adopted in 1981. More specifically Sections 66580 through 66569 of the California Planning and Zoning Law Guidelines, commonly referred to as the "Roos Bill", defines the requirements of a local housing element. In adopting the Roos Bill the legislature found and declared as follows:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (3) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- (4) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The Legislature recognizes the need to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

It is the underlying intent of these findings and compliance with the provisions of the Roos Bill that provide the foundation for this Housing Element. The Guadalupe Housing Element is organized in format and content to comply with Section 65583 of the planning and zoning law which requires the following:

- (1) An assessment of housing needs, including housing stock condition, population and employment projections, locality's share of regional housing needs, household characteristics including special needs households.

- (2) An inventory of resources and constraints, both governmental and non-governmental, such as land supply, zoning, public services and facilities, local processing and permit procedures, housing costs, and other related factors.
- (3) A statement of the community's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing.
- (4) An implementation program which sets forth a five-year schedule of actions which the City of Guadalupe is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentive, and the utilization of appropriate Federal and State financing and subsidy programs when available.

B. Relationship to the General Plan

The Housing Element is an integral part of the General Plan and contains goals, objectives and policies which both compliment and support the other elements of the General Plan. While there may be overlap between the implementation measures of the Housing Element and other elements of the General Plan, such overlap should not result in conflicting policies. For example, the Housing Element is directed towards the provision of safe and decent housing for all residents, existing and projected. The provision of new housing is also related to the policies of the land use element which guide the specific location, density and standards of development. Projected housing needs can be achieved within the limitations established by both the Land Use and Housing Elements.

Therefore, the two elements support one another in the common goals of achieving development, growth and housing quality. A similar relationship exists between all of the remaining elements of the General Plan.

C. City Profile - Overview

The City of Guadalupe is located 4.5 miles from the Pacific Ocean on the south side of the Santa Maria River, which forms the northern boundary of Santa Barbara County. The nearest community is the City of Santa Maria, located 9 miles east. The estimated population of the City of Guadalupe was 3,629 persons as reported in the 1980 U.S. Census report; and 4,450 as of January 1, 1985 as estimated by the California Department of Finance.

The City was incorporated in 1946 and now contains an area of approximately 465 acres. The City is surrounded on three sides by land suitable for future urban expansion. State Highway 1 and the main line of the Southern Pacific Railroad bisect the community in a north/south direction; and State Highway 166 forms its southerly boundary. Guadalupe is at the junction of the Southern Pacific Railroad and the Santa Maria Valley Railroad, the spur serving the sugar beet plant at Betteravia and the agricultural and oil producing areas of the Santa Maria Valley.

Table 1 presents an overview of population characteristics reported for the City including total population counts for the years 1970, 1980 and an estimate for the year 1985. Based upon this information, Guadalupe has seen a 12.01% increase in population between the years 1970 and 1980. This computes to an average 1.2% annual growth rate during that period of time. Between the years 1980 and 1985 the City's population increased an additional 821 persons which reflects an increased annual growth rate of 4.5%.

TABLE 1
SOCIO-ECONOMIC CHARACTERISTICS
OVERVIEW 1970 - 1980 - 1984
CITY OF GUADALUPE

CATEGORY	PER CENT		ESTIMATED	
	1970	CHANGE	1980	1985
TOTAL POPULATION	3240	12.01%	3629	4450
Male	1729	10.93%	1918	NA
Female	1511	13.24%	1711	NA
TOTAL HOUSEHOLDS	878	7.74%	946	1109
RACE				
White	2729	-61.41%	1053	NA
Black	28	-39.29%	17	NA
Other	483	429.81%	2559	NA
SPANISH/HISPANIC	2152	25.98%	2711	NA

SOURCE: Urban Decision Systems, Inc. - March 29, 1985
S.B. County Housing Element, Adm. Draft, 3/84
California Department of Finance

In comparison, Table 2 presents an overview of similar population characteristics for all of Santa Barbara County for 1980 and an estimate of total population for the year 1984. Between the years 1970 and 1980 Santa Barbara County experienced an increase of population from 264,324 to 290,694 persons. This reflects a 13% growth rate during the years between 1970 and 1980, slightly higher than that realized by the City. Moreover, during the period between the years 1980 and 1984 the County realized continued growth at the rate of 1.69% per year. This is

considerably lower than the growth rate which occurred in Guadalupe and reflects a healthier housing development market in Guadalupe than in other parts of the County.

TABLE 2

SOCIO-ECONOMIC CHARACTERISTICS
OVERVIEW - 1980 & 1984
SANTA BARBARA COUNTY

CATEGORY	ESTIMATED	
	1980	1984
TOTAL POPULATION	298694	318836
Male	147075	
Female	151619	
TOTAL HOUSEHOLDS	109315	117898
RACE		
White	247695	
Black	7767	
Other	43232	

SOURCE: Urban Decision Systems, 3/39/85
Santa Barbara Co. Housing Element,
Administrative Draft, March, 1984

Finally, Table 3 presents an overview of some key housing stock characteristics. In particular, the production of housing increased at the rate of 6.7% between the years 1970 and 1980 (an annual average of 0.67%). This rate was lower than the rate of population growth presented above and is also reflected in a lower vacancy rate (1970 vacancy rate - 5.08%; 1980 vacancy rate - 3.95%), and a larger average household size (1970 average household - 3.50 persons; 1980 household - 3.67%). Between the years 1980 and 1985 the increase in the number of dwelling units averaged 20% per year totalling 158 new dwelling units. Table 3 also illustrates the facts that the tenure of households (owner/renter) has been subject to transition between the years 1970 and 1980, in which the owner/renter ratios were 40.1% to 59.9% and 46.0% to 54.0%, respectively.

These and other factors will be explored, analyzed and synthesized in the following sections of the Housing Element leading up to the formulation of a housing policy which the City can implement and use as a guide through the year 1988.

TABLE 3
OVERVIEW OF
HOUSING STOCK CHARACTERISTICS
1970 - 1980
GUADALUPE

CATEGORY	PER CENT		
	1970	CHANGE	1980
TOTAL HOUSING UNITS	925	6.70%	987
TOTAL OCCUPIED UNITS	879	7.62%	946
Owner occupied	353	23.23%	435
Renter occupied	526	-2.85%	511
TOTAL VACANT UNITS	47	-17.02%	39
Vacancy rate	5.08%	-22.23%	3.95%
AVERAGE HOUSING VALUE	\$13,267	232.37%	\$44,096
AVERAGE CONTRACT RENT (Monthly)	\$62	140.32%	\$149

SOURCE: Urban Decision Systems, Inc.; 3/29/85.
Santa Barbara County Housing Element;
Administrative Draft; March, 1984.

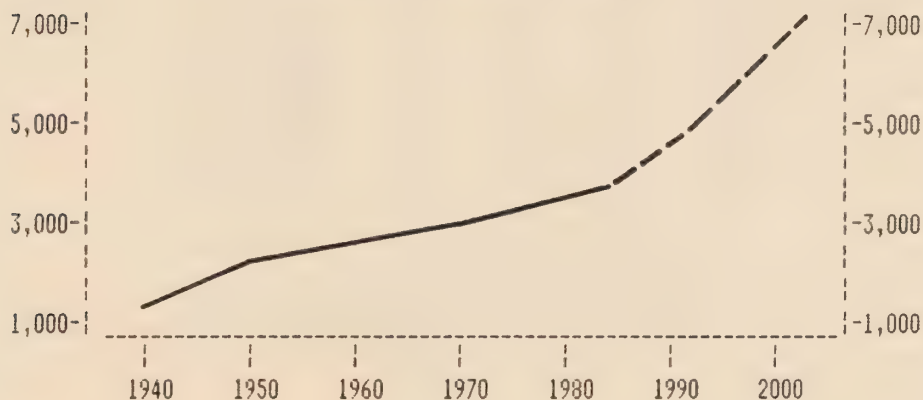
SECTION II INVENTORY AND ASSESSMENT

A. Population

Population Trends and Projections

From the City's incorporation in 1943 to 1980 Guadalupe has realized a very modest growth from approximately 1800 persons to its 1980 total of 3629 persons. This represents a 2.5% annual growth rate over the previous 40 years. The City's 1973 General Plan projects that between 1980 and the year 2000 the City will experience a higher rate of growth bringing the City's year 2000 population to over 7000 persons. Population trends and projections are illustrated in Figure 1.

FIGURE 1
POPULATION TRENDS AND PROJECTIONS



Population Characteristics

Guadalupe's socio-economic makeup can be identified and compared in several different categories. In some cases one category may be critical in determining housing needs, while in others it may be that a combination of several characteristics dictate the housing needs of a particular household or a class of households.

The age of a community's population is one characteristic which helps identify several classes of population and their respective housing needs. Table 4 presents the age distribution of the population as it was reported in the 1980 Census. In this Table, the age distribution is compared to the 1970 population. This data reveals that there are no extraordinary trends which can be attributed to the trends in age distribution in Guadalupe. However, it is worth noting that the "25 to 34" age group increased by more than 42% from the year 1970 to 1980. This indicates an increase of newly formed households entering the housing market and is important to the City's economic profile.

TABLE 4

DISTRIBUTION OF PERSONS
BY AGE - 1970 AND 1980
GUADALUPE

AGE CATEGORY	1970	% OF TOTAL	1980	% OF TOTAL
0 TO 5 YEARS	412	12.72%	442	12.18%
6 TO 13 YEARS	627	19.36%	596	16.42%
14 TO 17 YEARS	334	10.32%	311	8.57%
18 TO 20 YEARS	184	5.68%	226	6.23%
21 TO 24 YEARS	192	5.93%	271	7.47%
25 TO 34 YEARS	343	10.59%	548	15.10%
35 TO 44 YEARS	360	11.12%	327	9.01%
45 TO 54 YEARS	254	7.84%	327	9.01%
55 TO 64 YEARS	306	9.45%	258	7.11%
65 AND GREATER	226	6.98%	323	8.90%
MEDIAN AGE	22.3		24.5	

SOURCE: Urban Decision Systems, Inc. - March 29, 1985

Table 5 presents the City's ethnic composition and also compares Guadalupe with the City of Santa Maria and Santa Barbara County. Guadalupe is comprised of a higher percentage of Spanish origin persons than either Santa Maria or Santa Barbara County.

Table 6 presents a summary of the number of school years completed as reported in the 1980 census. This indicates that Guadalupe has a much lower number of median school years completed and has an overall lower educational background than the County as a whole. These figures raise serious concerns about the ability of the population to compete effectively in the employment market, particularly one in which the necessity for education and training has increased in the past. Moreover, if the City were to pursue a diversification of its local economy so as to lessen its dependence upon the seasonal agricultural trade and increase employment opportunities in other industries a greater effort must be made to increase the educational levels of its population.

TABLE 5

ETHNIC DISTRIBUTION
GUADALUPE - SANTA MARIA - COUNTY
1980

ETHNIC CATEGORY	GUADALUPE	% OF TOTAL	SANTA MARIA	% OF TOTAL	COUNTY	% OF TOTAL
TOTAL POPULATION	3629	100.00%	39685	100.00%	298694	100.00%
White	1053	29.02%	27546	69.41%	247695	82.93%
Black	17	0.47%	860	2.17%	7767	2.60%
American Indian, Eskimo & Aleutian	17	0.47%	390	0.98%	2702	0.90%
Asian	540	14.88%	2082	5.25%	8344	2.79%
Other	2002	55.17%	8807	22.19%	32186	10.78%
Spanish origin	2711	74.70%	13281	33.47%	55356	18.53%

SOURCE: Santa Barbara County Housing Element,
Administrative Draft, March, 1984

TABLE 6

SCHOOL YEARS COMPLETED
GUADALUPE
1980

CATEGORY	GUADALUPE		COUNTY	
	TOTAL	% OF TOTAL*	TOTAL	% OF TOTAL*
POPULATION AGE 25+	1784	100.00%	176503	100.00%
Median School Years	8.8	NA	13.0	NA
High School Only	405	22.70%	53304	30.20%
Any College	212	11.90%	86310	48.90%
Ages 18 - 34 in College	118	6.60%	57540	32.60%

* Percent of total population
age 25 and greater

SOURCE: Urban Decision Systems, Inc.;
March 29, 1985

Household Characteristics

In addition to the characteristics of individual members and classes of people it is as equally important to identify and consider the characteristics of households when conducting an assessment to determine housing policy. The Bureau of the Census considers all people living in a dwelling unit as a household, regardless of whether they are related. A single person renting an apartment, as well as a family living in their own home are both considered households. People who reside in retirement or convalescent homes, dormitories or other group living situations, are not considered households. There were 16 people living in group quarters in Guadalupe, as reported in the 1980 Census.

A community's housing stock is well planned and managed if new construction can continually keep pace with changing market conditions and housing type demand, as would typically be reflected by several variables including household size. Table 7 presents the household sizes as they existed in two distinct periods of time - namely in 1970 and 1980. In this ten year period Guadalupe's demand for housing based upon household size realized significant changes. In particular, the 1980 Census reported a trend in that the number of small sized households (1- and 2-person households) diminished by some 15% while the number of average sized households increased by 37%. That means that in this ten-year period alone there was a relatively high shift from housing units with 1- and 2-bedrooms to units with 2- and 3-bedrooms. In some markets this may not be a significant market shift. However, in housing markets the size of Guadalupe's, such shifts can become critical housing issues.

TABLE 7
SIZE OF HOUSEHOLDS
1970 - 1980
GUADALUPE

CATEGORY	% OF		% OF	
	1970	TOTAL*	1980	TOTAL*
TOTAL POPULATION	3240	NA	3629	NA
TOTAL HOUSEHOLDS	878	100.00%	946	100.00%
HOUSEHOLD SIZES				
1-Person	173	19.70%	134	14.16%
2-Person	188	21.41%	175	18.50%
3 & 4-Persons	238	27.11%	325	34.36%
5-Persons and more	279	31.78%	312	32.98%
Average Hshld Size	3.67	NA	3.82	NA
IN GROUP QUARTERS	13	NA	16	NA
* Per Cent of total households				

SOURCE: Urban Decision Systems, Inc.;
March 29, 1985

Reference is made to Table 8 "Special Household Characteristics" which is the data source for several topical issues which warrant special housing consideration. They include "Overcrowding in Housing", "Female Heads of Households", "Large Member Households", and "Physically Handicapped Persons".

- Overcrowded households consist of households which are living in overcrowded conditions due to the lack of availability of suitably sized units. Approximately thirty two percent of the households in Guadalupe are living in overcrowded conditions - where there are in excess of 1.01 persons per room (excluding bathrooms, closets and hallways).
- Female Headed Households consist of families where the head of the household is a female and there is no husband present. Female headed households present housing issues relative principally towards child care and security. Approximately thirteen percent of the families in Guadalupe are female headed households.
- Large member households are those households comprised of five or more persons per unit. The number of large member households represents the need for larger housing units to accommodate the larger households and to avoid overcrowding. Guadalupe was reported to have 371 large member households - 32.91% of all households.
- Physically handicapped persons require additional provisions for housing to allow for easier access and mobility into and within the dwelling unit; handicapped bathroom and sink facilities; and they should also be designed and oriented for use by persons in wheelchairs - including lower working counters and light switches. The 1980 Census reported that of the 2500 persons in the labor force, that 237 - 9.48% - were handicapped. Moreover, 111 persons - or 4.44% - were actually prevented from working due to their handicap. In addition, the Census reported that of the 369 elderly persons in Guadalupe, 88 - or 3.52% - were disabled and had difficulty with public transportation.

TABLE 8
SPECIAL HOUSEHOLD CHARACTERISTICS
GUADALUPE
1980

CATEGORY	TOTAL	% OF TOTAL
OVERCROWDING IN HOUSING		
Total Occupied Units	1127	100.00%
1.00 persons/room or less	768	68.15%
1.01 to 1.50	163	14.46%
1.51 or more	196	17.39%
FEMALE HEADS OF HOUSEHOLD		
Total Families	926	100.00%
Married Couple Families	753	81.32%
Female Headed Households	117	12.63%
With Children under 18	72	7.78%
LARGE MEMBER HOUSEHOLDS		
Total Occupied Units	1127	100.00%
4 or less persons/unit	756	67.08%
5 persons/unit	132	11.71%
6 persons/unit	91	8.07%
7 persons/unit	85	7.54%
8 or more persons/unit	63	5.59%
PHYSICALLY HANDICAPPED PERSONS		
All Persons Age 16 to 64	2500	100.00%
With Work Disability	237	9.48%
Male	125	5.00%
Female	112	4.48%
Prevented From Working	111	4.44%
All Persons Age 65 and Over	369	14.76%
With Public Transportation Disability	88	3.52%

SOURCE: U.S. CENSUS, 1980

B. Economic Characteristics

Household Income

Household incomes in Guadalupe have been consistently below the comparable household income for Santa Barbara County as a whole. In summary, the average household income for the City and County for the years 1970, 1980 and a 1984 estimate are presented as follows:

<u>JURISDICTION</u>	<u>1970</u>	<u>1980</u>	<u>1984, EST</u>
City of Guadalupe	\$7,492	\$16,827	\$21,493
Santa Barbara County	\$10,088	\$22,514	\$30,243

Tables 9 and 10 present a more detailed description of household incomes for the City of Guadalupe and Santa Barbara County. The importance of household income is directly related to one household's ability to acquire housing suited to meet its housing needs. If an adequate supply of housing is not available, then, choice housing costs a premium and imposes a higher cost upon a household to obtain shelter suitable to its needs.

TABLE 9

CITY OF GUADALUPE
1984 ESTIMATES OF
HOUSEHOLD INCOME DISTRIBUTION

=====			
INCOME RANGE		HOUSEHOLDS	PERCENT
=====		=====	=====
ALL HOUSEHOLDS		996	100.0%
Less than	\$5,000	67	6.7%
\$ 5,000 -	\$ 9,999	127	12.8%
\$ 10,000 -	\$ 14,999	165	16.6%
\$ 15,999 -	\$ 19,999	201	20.2%
\$ 20,000 -	\$ 24,999	165	16.6%
\$ 25,000 -	\$ 29,999	100	10.0%
\$ 30,000 -	\$ 34,999	53	5.3%
\$ 35,000 -	\$ 39,999	36	3.6%
\$ 40,000 -	\$ 49,999	44	4.4%
\$ 50,000 -	\$ 74,999	27	2.7%
\$ 75,000 and greater		11	1.1%
=====			

SOURCE: Urban Decision Systems, Inc.
March 29, 1985

TABLE 10

HOUSEHOLD INCOME DISTRIBUTION
GUADALUPE - SANTA BARBARA COUNTY
1980

=====			
		GUADALUPE	COUNTY
INCOME RANGE		% OF TOTAL	% OF TOTAL
=====		=====	=====
ALL HOUSEHOLDS		946	109315
Less than	\$5,000	10.47%	10.66%
\$ 5,000 - \$	9,999	15.43%	15.76%
\$ 10,000 - \$	14,999	27.70%	15.48%
\$ 15,999 - \$	19,999	20.08%	13.37%
\$ 20,000 - \$	24,999	10.25%	11.97%
\$ 25,000 - \$	29,999	7.40%	9.21%
\$ 30,000 - \$	34,999	1.48%	7.12%
\$ 35,000 - \$	39,999	4.55%	4.49%
\$ 40,000 - \$	49,999	1.59%	5.42%
\$ 50,000 - \$	74,999	0.42%	4.33%
\$ 75,000 and greater		0.63%	2.20%
MEDIAN INCOME		\$14,424.00	\$17,962.00
=====			

SOURCE: Urban Decision Systems, Inc.
March 29, 1985

Occupations

A comparison of the labor force of Guadalupe and the County of Santa Barbara reveals some major differences. The significant difference among them is the fact that the City of Guadalupe is by and large a blue collar community while a majority of Santa Barbara County residents are employed as white collar workers. This is attributed to the fact that the major reliance of the Guadalupe labor force is upon the agricultural industry. As a result of this employment emphasis, Guadalupe may be more vulnerable to the agricultural economy than the County as a whole.

TABLE 11

EMPLOYING INDUSTRIES/OCCUPATION
GUADALUPE - SANTA BARBARA COUNTY
1980

CATEGORY	GUADALUPE		COUNTY	
	Total	Per Cent	Total	Per Cent
LABOR FORCE	1670	100.00%	145835	99.99%
Employed	1468	87.90%	137364	94.18%
Unemployed	202	12.10%	8471	5.81%
EMPLOYING INDUSTRY				
Professional	61	4.16%	25978	18.91%
Managerial	84	5.72%	15683	11.42%
Clerical	111	7.56%	22721	16.54%
Sales	39	2.66%	14592	10.62%
Crafts	66	4.50%	15941	11.60%
Operatives	153	10.42%	10601	7.72%
Service	201	13.69%	19742	14.37%
Laborer	104	7.08%	4711	3.43%
Farmworker	649	44.21%	7395	5.38%
Total White Collar	295	20.10%	78973	57.49%
Total Blue Collar	1173	79.90%	58390	42.51%

SOURCE: Urban Decision Systems, Inc.;
March 29, 1985

Employing Industries

Table 11 also lists the categories of employment for which residents of Guadalupe work. This table also compares the detailed list of employing industries which provide employment for Santa Barbara County residents as a whole.

Unemployment

Finally, Table 11 also presents the employment/unemployment data for the City and compares it to the County as a whole. This information reveals that unemployment rates at the time of the census were considerably higher (12.1%) than the unemployment rates for the County (5.81%). While these figures represent a shortfall of the City of Guadalupe, they can also be used to the City's advantage in its pursuit of special State and federal funding programs which are directed towards distressed economic areas.

C. HOUSING

Structural Types

Table 12 identifies the types of housing structures which existed in the City of Guadalupe during the time of the 1980 Census. This Table reveals that the preponderance of housing structures is in the type of single-family detached, common to most communities in California.

TABLE 12

STRUCTURAL TYPES
GUADALUPE
1980

UNIT TYPE	TOTAL	% OF TOTAL
UNITS/STRUCTURE		
1	678	66.73%
2	77	7.58%
3 or 4	52	5.12%
5 or more	179	17.62%
CONDOMINIUMS	9	0.89%
MOBILE HOMES	21	2.07%
TOTAL HOUSING UNITS	1016	100.00%

SOURCE: Urban Decision Systems, Inc.;
March 29, 1985

Occupancy Types

At the time of the 1980 Census there were more renters than owners residing in Guadalupe. Specifically, Table 13 reveals that 54% of the occupied dwelling units were occupied by renters while 46% were occupied by owner-occupants. In all, there were 41 units reported to be vacant, representing 4.3% of the housing stock. A vacancy factor of 3 to 6% is considered a healthy vacancy rate which allows for adequate mobility and a reasonable choice in the selection of housing to meet one's needs.

TABLE 13
OCCUPANCY TYPES
GUADALUPE
1980

TENURE	TOTAL	% OF TOTAL
OCCUPIED	946	
Owner	435	45.98%
Renter	511	54.02%
VACANT YEAR ROUND	41	4.33%
For Sale	9	0.95%
For Rent	20	2.11%
Occaissional use	4	0.42%
Seasonal	2	0.21%
Other	6	0.63%
BOARDED UP	1	0.11%
TOTAL ALL UNITS*	988	100.0%

*All units excluding condominiums
and mobile homes

SOURCE: Urban Decision Systems, Inc.;
March 29, 1985

Age of Housing Stock

As of the 1980 Census, 66.1% of Guadalupe's housing stock was twenty years old or older. Regular maintenance is critical for such structures particularly since replacement of major components such as roofing or stucco becomes more likely. A more complete profile of the City's housing stock is presented in Table 14, which follows. This reveals that a very large percentage - 40.1% - of the City's housing stock was constructed prior to 1950. Typically, these homes would not provide the many conveniences now available in modern home designs and therefor would require major remodeling to be made comfortable at today's standards.

TABLE 14

AGE OF STRUCTURES
GUADALUPE
1980

AGE CATEGORY	TOTAL	% OF TOTAL
UNIT BUILT:		
1970 - 1980	106	10.70%
1960 - 1969	229	23.20%
1950 - 1959	257	26.00%
Prior to 1950	396	40.10%
TOTAL UNITS	988	100.00%

SOURCE: Urban Decision Systems;
March 29, 1985

Overcrowding

According to information available in the Santa Barbara County Housing Element - Administrative Draft of March, 1984 - the City of Guadalupe has and likely continues to experience a significant level of overcrowding. Table 15 contains excerpts from the County Housing Element and includes a comparison of overcrowding statistics for the Cities of Guadalupe and Santa Maria, and the County as a whole. Among rental units, householders experience overcrowding in almost forty percent of the cases - almost 2.5 times the rate in Santa Maria and more than four times the rate experienced Countywide.

While owner-occupants do not suffer from the same high rate of overcrowding as do renters in Guadalupe, nevertheless, they still experience extraordinarily high rates of overcrowding compared to Santa Maria and the County. Specifically, owners in Guadalupe experience overcrowding in approximately 25% of the owner units compared to less than 7% and 3.2% in Santa Maria and Santa Barbara County, respectively.

The figures reflect a condition of housing which should be addressed in order to achieve State housing objectives and to preserve the sound condition of housing in Guadalupe for existing and future residents.

TABLE 15

OVERCROWDED HOUSING CONDITIONS
GUADALUPE - SANTA MARIA - SANTA BARBARA COUNTY
1980

CATEGORY	GUADALUPE		SANTA MARIA		COUNTY	
	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
RENTAL UNITS						
Total Occupied	493	100.00%	6536	100.00%	51448	100.00%
Total Overcrowded	197	39.96%	1006	15.39%	4638	9.01%
OWNER OCCUPIED UNITS						
Total Occupied	458	100.00%	7054	100.00%	58867	100.00%
Total Overcrowded	113	24.67%	478	6.78%	1906	3.24%

SOURCE: Santa Barbara County Housing Element,
Administrative Draft, March, 1984

Housing Condition

A windshield survey of the housing conditions in the City of Guadalupe was conducted in May of 1985. The survey was done primarily to update the City's housing count and to assess the general condition of the housing stock based on five general categories listed below:

Category

Survey Standards

"1" Fix-up; Paint-up

General housing improvement needed including paint and minor repairs. Typically, improvements can be and are usually done by the property owner unless income, age, or other constraint make such repairs improbable.

"2" Minor to Moderate Repairs

In addition to or in lieu of fix-up and paint-up repairs, this category includes a major repair (commonly roofing on a small structure). It is estimated that repairs and/or renovation could reach a cost of \$2,000 and are usually performed by a contractor.

"3" Major Repairs

In addition to or in lieu of categories 1 and 2, this category of housing condition requires extensive repairs and/or renovation with associated costs in excess of \$2,000. The services of a contractor are required.

"4" Beyond Repair

Beyond categories 1, 2, and 3 this category of housing condition includes structures for which the costs of repair is estimated to exceed the value of the structure.

"5" Renovation in Progress

Homes observed to be under repair at the time of the survey.

The tabulated findings are presented in Table 16 and are based upon observed exterior conditions of the structure. No internal examinations of dwelling units was conducted. The result of the housing condition survey are also presented in graphic form in Figures 2, 3, and 4, located in the Appendix. The City of Guadalupe is reported as one census tract (Census Tract 25) in the 1980 Census. To report the findings of the 1985 housing condition survey, the area contained within the City was defined in greater detail as three neighborhood areas as illustrated in Figures 2, 3, and 4 and as reported statistically in Table 16.

■ Area 1 is the southern most portion of the City, is considered one study area and contains 413 housing units at the time of the survey. This area consists of primarily single family homes with a small scattering of multi-family units. The age of the housing stock is quite extreme and varies from newly constructed (the area generally west of Pioneer) to housing constructed generally after World War II (the area including Tognazzini Avenue east to Guadalupe Avenue). The northern border of this area for study purposes is Eighth Street. The neighborhood is stable with the majority of the housing - 89.6% or 370 dwelling units - in good repair. Thirty-one housing units or 7.5% were in need of major repair and two units or 0.5% were in the process of renovation at the time of the survey. In general, this area is the growth center for the City of Guadalupe. At the time of the survey, 66 units of single-family self-help housing were under construction. In addition, site preparation and grading was occurring for an additional 178 units located north of existing housing and west of Pioneer Street.

■ Area 2 which is in the northern portion of the City north of Eighth Street is generally the oldest neighborhood in the City and in need of the most repair. This area also includes the small commercial district of Guadalupe which runs along Guadalupe Avenue from Eleventh to the State Highway 166 at the southern end of the City. The total number of housing units surveyed equaled 387. The total housing count in this part of the City could vary based on the informal nature of many of the housing units which serve the migrant farm worker population. Many of these units were attached to the rear of commercial uses fronting Guadalupe Street while others are second story uses over some commercial buildings. In general, the majority of the City's multi-family dwelling units can be found in this portion of the City. In addition there are 55 housing units run by the County Housing Authority located in this area along Escalante Street (See Figure 3). A majority of the housing in this area - 58.4% or 226 units - were considered to be in good repair. Much of the housing, however, does appear to need repair and renovation. As shown in Table 16, 81 units or 20.9% could use fixing up and a new coat of paint. Forty-nine units or 12.7% are in need of minor repair and 26 units or 6.7% are in need of major repairs. Five dwelling units were considered to be beyond repair. These units are primarily multi-family units and are identified in Figure 3. It should be noted that the number of units judged to be beyond repair could be much higher if in-depth code inspection were done.

■ Area 3 is located in the extreme southeast corner of the City and contains 285 housing units; all single-family detached with one car garages. The majority of these units appear to be over 20 years old and the majority of them - 242 units or 84.9% - are in good repair. Some of the units, 36 units - or 12.6% - could use some fix up and painting. Three of the units - or 1.1% - could use some minor to moderate fix up; mostly new roofs.

Table 16 also summarizes the housing survey for the entire City. As shown, the majority of the housing - 838 units or 77.2% - is in good repair. One hundred forty eight units - or 13.6% of the housing could use some fix up or new paint. Fifty eight units - or 5.3% of the units - could use minor repairs. Thirty one units - or 2.9% of the housing - could use major repairs and six units - or 0.6% - were considered to be beyond repair.

TABLE 16

HOUSING CONDITION SURVEY
GUADALUPE
1985

CONDITION CATEGORY	AREA 1		AREA 2		AREA 3		CITYWIDE	
	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
FIX-UP, PAINT-UP	31	7.51%	81	20.93%	36	12.63%	148	13.64%
MINOR TO MODERATE REPAIRS	6	1.45%	49	12.66%	3	1.05%	58	5.35%
MAJOR REPAIRS	5	1.21%	26	6.72%	0	0.00%	31	2.86%
BEYOND REPAIR	1	0.24%	5	1.29%	0	0.00%	6	0.55%
RENOVATION IN PROGRESS	2	0.48%	0	0.00%	4	1.40%	6	0.55%
UNITS IN GOOD REPAIR	370	89.59%	226	58.40%	242	84.91%	838	77.24%
TOTAL HOUSING UNITS	413	100.00%	387	100.00%	285	100.00%	1085	100.00%

SOURCE: Municipal Services, Inc., 1985

Costs

Whether or not a household will require assistance in paying for housing will depend on the spending characteristics of the household. The standard used by the Federal Department of Housing and Urban Development (HUD) and most State and local programs, is that a low income household should not pay more than 25 percent of its gross monthly income for housing and a moderate income household not more than 30 percent. Overpayment by owners is not considered as serious as overpayment by renters. Homeowners will eventually get a return on their investment, and obtain income tax relief from property tax payments and interest payments on mortgages. Renters do not have the same benefits or options. Tables 17 and 18 present the reported "Housing Values" for Owner units and Renter units, respectively.

TABLE 17

HOUSING VALUES - OWNER UNITS
GUADALUPE
1980

HOUSING COST RANGE	TOTAL	% OF TOTAL
\$ 0 - \$ 9,999	4	1.06%
\$ 10,000 - \$ 14,999	12	3.19%
\$ 15,000 - \$ 19,999	11	2.93%
\$ 20,000 - \$ 24,999	21	5.59%
\$ 25,000 - \$ 29,999	15	3.99%
\$ 30,000 - \$ 34,999	29	7.71%
\$ 35,000 - \$ 39,999	34	9.04%
\$ 40,000 - \$ 49,999	140	37.23%
\$ 50,000 - \$ 79,999	103	27.39%
\$ 80,000 - \$ 99,999	3	0.80%
\$100,000 - \$149,999	3	0.80%
\$150,000 - \$199,999	1	0.27%
\$200,000 AND MORE	0	0.00%
TOTAL	376	100.00%
AVERAGE VALUE	\$44,096.00	NA
MEDIAN VALUE	\$44,371.00	NA

SOURCE: Urban Decision Systems, Inc.;
March 29, 1985

TABLE 18

HOUSING VALUES - RENTAL UNITS
GUADALUPE
1980

RENTAL COST RANGE	TOTAL	% OF TOTAL
No Cash Rent	26	5.39%
\$ 0 - \$ 99	118	24.48%
\$100 - \$119	67	13.90%
\$120 - \$139	60	12.45%
\$140 - \$149	10	2.07%
\$150 - \$159	39	8.09%
\$160 - \$169	16	3.32%
\$170 - \$199	51	10.58%
\$200 - \$249	48	9.96%
\$250 - \$299	29	6.02%
\$300 - \$399	18	3.73%
\$400 - \$499	0	0.00%
\$500 and more	0	0.00%
TOTAL	482	100.00%
AVERAGE RENT	\$149.00	NA
MEDIAN RENT	\$134.00	NA

SOURCE: Urban Decision Systems;
March 29, 1985

As reported in the "Administrative Draft - Santa Barbara County Housing Element", March, 1984 during the year August, 1982 to August, 1983 the median sale price for single family homes in Guadalupe was \$53,400. This compares to the median sale price of homes for the same period of time in other selected Santa Barbara cities or areas as follows:

<u>CITY OR AREA</u>	<u>MEDIAN SALES PRICE</u>
Santa Maria	\$ 78,500
Cayuma	\$ 40,000
Lompoc	\$ 87,500
Santa Ynez	\$129,500
Isla Vista	\$116,750
Santa Barbara	\$150,000

Ability to Pay

Tables 19 and 20 present Housing Costs and Ability to Pay for both owners and renters, respectively. Table 19 reveals that the median housing payment paid in 1980 for homes with mortgages was \$149 per month. More significantly, this table also reveals that 80 households out of a total of 441 owner households paid more than 25% of the household income towards housing payments. This represents 18% of the owner occupants which have mortgages.

TABLE 19
HOUSING COSTS AND
ABILITY TO PAY - OWNER OCCUPANTS
GUADALUPE - 1980

CATEGORY	TOTAL
OWNER OCCUPIED UNITS	441
With a Mortgage	57.8%
Less than \$100	5.9%
\$100 to \$199	62.4%
\$200 to \$299	11.8%
\$300 to \$399	13.3%
\$400 to \$599	6.7%
\$600 or more	0.0%
Median	\$149
COST AS % OF INCOME:	
Income < \$10,000, paying	108
Less than 15%	25.8%
15% to 24%	20.6%
25% to 29%	21.6%
30% or more	32.0%
\$10,000 to \$19,000:	191
Less than 15%	74.9%
15% to 24%	15.7%
25% to 29%	5.8%
30% or more	3.7%
\$20,000 or more:	142
Less than 15%	81.0%
15% to 24%	16.2%
25% to 29%	2.8%
30% or more	0.0%

SOURCE: U.S. Decennial Census

Table 20 reveals that the median housing payment paid by renters in 1980 was \$176 per month. Moreover, approximately 26.7% of renters paid in excess of 25% of their household incomes towards house payments.

TABLE 20

HOUSING COSTS AND
ABILITY TO PAY - RENTER OCCUPIED
GUADALUPE - 1980

CATEGORY	TOTAL
RENTER OCCUPIED UNITS	580
Less than \$80	0.6%
\$80 to \$99	4.3%
\$100 to \$149	35.7%
\$150 to \$199	22.7%
\$200 to \$249	13.0%
\$250 to \$299	15.2%
\$300 to \$349	4.5%
\$350 to \$399	1.7%
\$400 or more	2.3%
Median	\$176

COST AS % OF INCOME:

Income < \$10,000, paying:	169
Less than 15%	0.0%
15% to 19%	16.3%
20% to 24%	15.6%
25% to 29%	10.6%
30 to 34%	8.5%
35% or more	48.9%

\$10,000 to \$19,000:	298
Less than 15%	42.9%
15% to 19%	23.5%
20% to 24%	20.1%
25% to 29%	7.6%
30 to 34%	4.2%
35% or more	1.7%

\$20,000 or more:	113
Less than 15%	90.7%
15% to 19%	7.2%
20% to 24%	2.1%
25% to 29%	0.0%
30 to 34%	0.0%
35% or more	0.0%

SOURCE: U.S. Decennial Census

Energy Costs

As nonrenewable energy resources continue to be depleted and energy costs continue to rise, homeowners have become increasingly more aware of energy conserving measures primarily as a means to offset and control the rising cost of fuel. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy conserving measures which can be retrofitted onto existing and other housing which conserve the use of nonrenewable fuels and thereby save money.

Most older homes were built during times when there was little concern for the efficient use of oil and natural gas for heating purposes. Additionally, the window and door opening fixtures were intended primarily for passage or light into the home. While many of these fixtures were designed to meet these basic requirements minimal effort was expended to assure air-tight closures when both exterior doors and windows were closed. To conserve generated heat and to minimize the heat loss ratio, older homes can be insulated in the attic space and exterior walls. Windows and exterior doors can also be fitted with air-tight devices, caulking or other means to maximize heating and cooling efforts.

In relation to new residential development, and especially affordable housing, construction of energy efficient buildings do add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential structures. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption include:

- o Locating the structure on the northern portion or the sunniest area on the site.
- o Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- o Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face of the building to serve as a buffer between heated spaces and the colder north face.

- o Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- o Locating window openings to the south and keeping east, west and north windows small, recessed and double-glazed.

These and any other potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City as discussed in the later section of governmental constraints.

SECTION III

HOUSING OPPORTUNITIES AND CONSTRAINTS

This section of the Housing Element contains an identification of potential opportunities and resources which may help in achieving Guadalupe's housing needs and the potential constraints which may inhibit the achievement of housing goals and objectives. Pursuant to California Government Code Section 65302(c) this analysis includes:

- o An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- o An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including: land use controls, building codes and their enforcement, site improvements, fees and other exactions required for developers, and local processing and permit procedures.
- o An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels including: the availability of financing, the price of land, and cost of construction.

Therefor, several issues are included in this section of the Housing Element and they are covered under the general sub-headings of:

- A. Residential Land Suitability
- B. Market Constraints
- C. Infrastructure
- D. Governmental Regulations and Processing

A. Residential Land Suitability

The Guadalupe General Plan, adopted in 1973, is due to be updated during Fiscal Year 1985-86. Until that update is accomplished and the revised General Plan is adopted, this Housing Element will rely upon the identification of housing opportunities which can be accomplished pursuant to existing zoning and General Plan policies.

The 1973 General Plan identifies a total of 249 gross acres of land designated for residential use - that is: "Low Density Residential" - 196 acres; "Medium Density Residential" - 19 acres; and "High Density Residential" - 34 acres. This was projected to accommodate a total population of 7400 persons. However, there are several shortcomings with this analysis and

the projected population holding capacity should be updated and revised to reflect a more accurate accounting of both existing and future housing development opportunities.

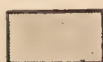
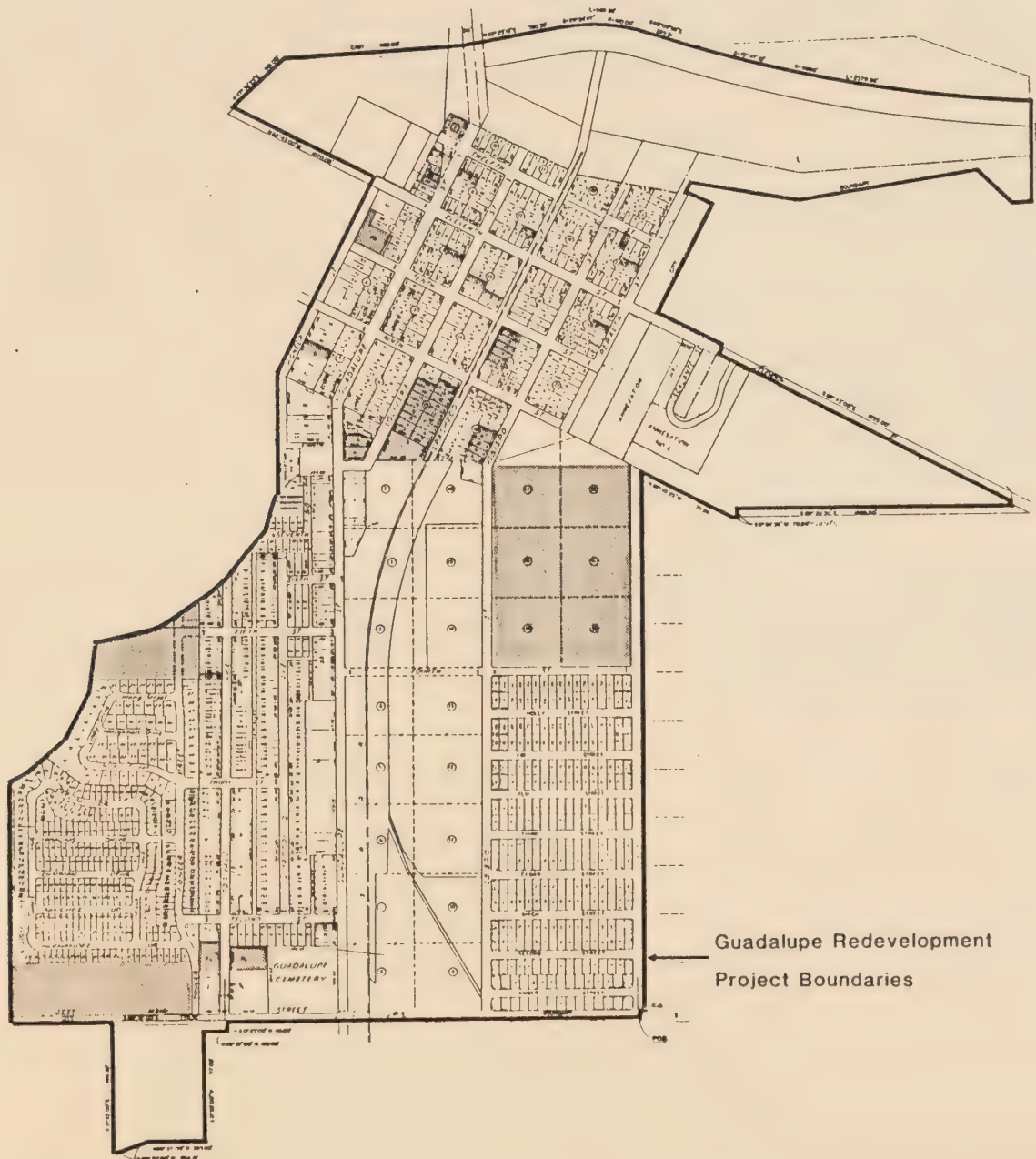
Such an update was performed recently as part of this Housing Element update. The results of the survey are presented in Table 21 and indicate that there are approximately 56 acres of vacant land currently designated for residential use in either of three General Plan land use designations - eg. Low Density Residential, up to five dwelling units per acre; Medium Density Residential, up to ten dwelling units per gross acre; and High Density Residential, up to twenty dwelling units per gross acre. In all, Table 21 illustrates that there is a potential to construct a maximum of 451 dwelling units on vacant land within the City of Guadalupe. In addition to this, the "Draft - Forecast 85 Santa Barbara County 1980 - 2000" prepared and distributed in June, 1985 cited the potential for an additional 110 units in the nearby unincorporated area. Figure 5 graphically illustrates the locations of the major opportunities available for new housing development in the City of Guadalupe.

TABLE 21
RESIDENTIAL DEVELOPMENT
OPPORTUNITIES
GUADALUPE
1985

ASSESSORS PARCEL NUMBER	SQUARE FOOTAGE	GENERAL PLAN DESIGNATION	MAXIMUM DEVELOPMENT
115-032-06	4000	HIGH DENSITY	2
115-032-03	13200	HIGH DENSITY	6
115-034-16	77200	HIGH DENSITY	35
115-036-07	5000	HIGH DENSITY	2
115-042-03	5000	LOW DENSITY	1
115-042-06	7500	LOW DENSITY	1
115-061-10	7500	HIGH DENSITY	3
115-061-16	15000	HIGH DENSITY	7
115-063-19	7500	MEDIUM DENSITY	2
115-082-18 AND			
115-010-02	45000	MEDIUM DENSITY	10
115-102-01,02	180000	HIGH DENSITY	83
115-140-10	1359508	LOW DENSITY	156
115-132-18	8400	LOW DENSITY	1
113-030-13	9000	LOW DENSITY	1
113-031-14	11250	LOW DENSITY	1
113-030-15	217364	LOW DENSITY	25
115-151-06	7500	LOW DENSITY	1
113-030-23	436036	MEDIUM DENSITY	100
115-201-03	30000	LOW DENSITY	14
TOTAL	2445958		451

SOURCE: City of Guadalupe, 1985

**City of Guadalupe
Housing Element
Vacant Parcel Survey**



Vacant Parcels in Existing City Boundaries

FIGURE 5

B. Market Conditions

The cost of all housing rose between 1970 and 1980 as the cost of each component rose. Since 1980, costs have stabilized somewhat, and in a few areas have fallen. The major components of housing costs are: land, labor, materials, financing, overhead, broker's commissions and profit. The cost of each of these will vary significantly depending on the location of the development and the type of house being built. Land in some areas costs more per square foot than land in other areas.

Construction costs also vary according to the type of development. Multi-family housing is generally less expensive to construct than single family housing. However, there is a wide variation with each type depending on the size of the unit and the number and quality of the amenities offered. This includes such obvious items as the inclusion of fireplaces, swimming pools and tennis courts, as well as the less obvious decisions on the grade of carpeting and tiles used, types of appliances and light fixtures, and quality of cabinetry and other woodwork. Table 22 presents the average percentage contribution of each cost factor to the overall cost of constructing a single family house in California over the past ten years. The factor which has grown most rapidly in recent years is the cost of financing.

Developers as well as home buyers have found it difficult to acquire financing even if they could afford the high interest rates. A reduction in interest rates would probably lead to increased development activity throughout the County, including Guadalupe. However, the trends appear to be toward stabilized or slightly rising rates.

TABLE 22

COST COMPONENTS OF
CONSTRUCTION
CALIFORNIA

COST COMPONENT	1970	1976	1980
CONSTRUCTION			
Labor	20.9%	18.6%	15.5%
Materials	35.1%	30.4%	27.0%
IMPROVED LAND	21.0%	25.0%	27.8%
INTERIM FINANCING	6.5%	8.5%	12.0%
OVERHEAD & PROFIT	12.0%	12.5%	5.0%
OTHER	4.5%	4.9%	5.0%
TOTAL	100.0%	100.0%	100.0%

Manufactured housing (including both mobile homes and modular housing) is significantly less expensive than conventional construction. However, even within this type of housing there is a wide range of prices depending on the size and finish of the units. In 1981, the average cost per square foot of a manufactured house was \$27.

The inter-relationship of the cost components is very complex and shift significantly from area to area and development to development. For example, where a developer has owned a piece of land for five or ten years (speculating that it would be valuable in the future) the cost of land per unit would be less than if it had been recently purchased. Finally, the availability of skilled construction crews who will work for less than union wages can reduce costs. The number of factors which must be considered by the developer and can be adjusted to make a project pencil out mean that it is difficult to describe an average or typical project. In Guadalupe, where most development is likely to occur on vacant land, it is the cost of land acquisition and assembly that is uncertain and most likely to influence the ultimate cost of housing.

C. Infrastructure

The infrastructure of critical importance to the maintenance of existing and development of new housing includes water facilities, sewerage facilities, streets, sidewalks and curbs. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhood but also serves as an incentive to homeowners to routinely maintain and keep up their homes. In the alternative, when these public improvements are left to deteriorate or they are over extended in use, the neighborhoods in which they are located become neglected and usually show early signs of deterioration.

The "Preliminary Report for the Guadalupe Redevelopment Project" (Municipal Services, Inc.; July, 1985) summarizes the condition of several public facilities. The report is summarized below:

- The City's sewer system consists of two main components: the collection system which transports effluent from residences and business and the treatment plant. According to the City Engineer, the collector system is generally in good condition although metering is needed on older connections in the City.

The primary sewage problem is the treatment plant. The City received a State grant in 1977 to construct the secondary sewage treatment plant on the outskirts of the City. The plant has a treatment capacity of 1.0 mgd, which is close to being reached. Recent correspondence between the City and the Regional Water Quality Control Board indicates a need for the City to acquire additional spreading ground, among other im-

provements. As the population increases, the problem will worsen and the City will face the issue of expanding sewage treatment capacity or halting growth.

■ The water system requires upgrading to provide adequate fire flows. Many parts of the City now have undersized 2" and 4" water lines instead of the needed 6", 8" or 10" lines. Water pressures widely vary across the City due to the obsolete nature of the water distribution system. The low water pressures may have some effect on fire insurance premiums for area residents and businesses.

■ To encourage cross-town traffic, the General Plan recommends extending Eighth Street from Guadalupe Street to Obispo Street. This street will provide more direct and convenient access to the Central Business District from residences in the City's southeast section. It will also encourage and accommodate development of the adjacent industrial and residential land.

In addition, many streets are unimproved (Seventh, Ninth, and Tenth Streets west of Guadalupe for example), and lack full pavement, curbs, gutters, or sidewalks. In other areas, street widths vary creating a hazardous traffic condition. While the circulation system is not overcapacity, there are deficiencies which require correction for safety reasons.

D. Governmental Regulations

Local government can unintentionally affect the cost of housing through land use controls, building codes, building code enforcement, fees for permit processing, processing requirements and timeframes, required development improvements and taxes. It is important for the City to review and provide measures to alleviate these constraints in terms of their potential to interfere with the supply, distribution and cost of housing.

Land Use Controls

The location and types of housing in the City are limited to a great extent by density limitations contained in the Land Use Element of the General Plan. Land use designations and associated density limitations are presented in Table 23.

TABLE 23

GENERAL PLAN
LAND USE DESIGNATIONS
GUADALUPE

RESIDENTIAL LAND USE CATEGORY	ALLOWABLE DENSITY (DU/ACRE)	TOTAL ACREAGE DESIGNATED	MAXIMUM DWELLING UNIT YIELD
Low Density	6.5	196	1274
Medium Density	13	19	247
High Density	26	34	884
Total			2405

SOURCE: Guadalupe General Plan, 1973

The figures from the General Plan show that approximately 249 acres of the City's total area of 1488 acres are designated for residential use. That is 16.7% of the City. Of this area, approximately 78.7% of the residentially designated area is planned for low density residential use. Given the rural nature of the City and its relatively slow growth, it is unlikely that these land use designations have had a significant impact upon the cost of housing.

Processing Procedure

Site plan review and zoning case processing can be an unnecessarily lengthy, cumbersome process which delays the development of housing and increases costs. The City's policy is to discourage the backlog of such cases. Other than legally required public hearing notice periods, developers are not hindered with "down time" in case processing. Depending upon the complexity of a project, plan check for new construction averages approximately 4 - 6 weeks. This compares very favorably to other jurisdictions in the area.

Building Code Requirements

The City has adopted the State Uniform Building Code (UBC) which establishes minimum construction standards as applied to all residential buildings. Other than possibly modifying these regulations which may adversely affect the public welfare, the City cannot reduce construction costs by revising the section of the City Code which conform to the State Building Code.

Permit Fees

Fees charged by the City of Guadalupe are imposed upon developers and property owners to offset the cost the City incurs in processing permit and entitlement applications for legal advertisements, public notices and administrative costs associated with such applications. While these charges do not totally offset these costs to the City, they do help defray the costs so that they do not impinge upon the City's ability to provide other necessary public services. Table 24 presents a summary of these costs which are found to be in line with other city fee schedules in Santa Barbara County and throughout the State.

TABLE 24

FEE STRUCTURES
FOR CITY PERMITS
GUADALUPE - 1985

PERMIT CATEGORY	FEE
Public Facilities Fee	\$0.15/Sq.Ft.
Conditional Use Permit	\$270
Variance	\$310
Rezoning	\$390
General Plan Amendment	\$680
Tentative Tract Map	\$490+
Per Lot	\$3.50
Park Fees	\$200/lot
Lot Line Adjustment	\$135+
Per Lot	\$3.50

SOURCE: City of Guadalupe

SECTION IV

HOUSING NEEDS

A. Regional Housing Needs Plan

The basis for determining housing needs of the various income groups for cities within the region is delegated to the Santa Barbara County-Cities Area Planning Council (APC), pursuant to Section 65584 of the Government Code. The income groups established are categorized as Very Low, Low, Moderate and Above Moderate income households. The incomes of the selected income groups are based upon percentages of the median household income for Santa Barbara County, which was \$17,962 reported as the 1979 year end income in the 1980 Census.

Very Low income households are those households whose income does not exceed 50% of the median household income for the Santa Barbara County area; Low income households are those whose income is between 50% and 80% of the median County area household income; Moderate income household groups earn between 80% and 120% of the County median income; and Above Moderate income groups earn over 120% of the County median household income. These percentages are converted into actual income ranges as presented in Table 25.

TABLE 25

INCOME RANGES BY CATEGORIES SANTA BARBARA COUNTY/GUADALUPE

INCOME CATEGORY	PERCENTAGE OF SANTA BARBARA AREA MEDIAN INCOME*	INCOME RANGE
VERY LOW INCOME	Below 50%	Less than \$8,981
LOW INCOME	50% to 80%	\$8,982 to \$14,370
MODERATE INCOME	80% to 120%	\$14,371 to \$21,554
ABOVE MODERATE INCOME	Above 120%	\$21,555 and more

*The median household income in 1979 for residents of Santa Barbara County was \$17,962.

SOURCE: Santa Barbara County Housing Element - March, 1984

An estimate of future housing needs was made in the Draft APC Regional Housing Needs Plan which examined housing needs from a regional perspective. The Regional Housing Needs Plan provides an estimate of new households by the four household income groups described above. The regional share projections take into account existing socio-economic trends of the housing area (in this case the City of Guadalupe), local employment opportunities, and regional growth projections among other detailed considerations in formulating a forecast for future growth in the region. The purpose of the Plan is to establish a coordinated effort among the communities of the region in accommodating the housing needs of future residents.

The Plan has projected that, between the years 1983 and 1990, the City of Guadalupe would experience an increase of 358 new households. This is based upon the formula briefly described above. The total number of households is disaggregated into the four household income groups as portrayed in Table 26.

TABLE 26

FUTURE HOUSING NEEDS BY CATEGORIES
1983 TO 1990
GUADALUPE

INCOME CATEGORY	PERCENTAGE OF SANTA BARBARA AREA MEDIAN INCOME	GUADALUPE'S FUTURE HOUSING NEEDS (NUMBER OF HOUSEHOLDS)
VERY LOW INCOME	Below 50%	68
LOW INCOME	50% to 80%	54
MODERATE INCOME	80% to 120%	79
ABOVE MODERATE INCOME	Above 120%	157
TOTAL		358

SOURCE: Santa Barbara County-Cities Area Planning Council

Unfortunately, the constraints discussed in this document make it unlikely that the stated need of 358 units would be accomplished by the year 1990. In particular the following constraints cannot be overlooked and must be considered when formulating a rational and realistic housing program for Guadalupe.

- Since 1980 the City has averaged an increase of 12.5 households per year - far less than the projected average of 51 households per year necessary to

accomplish the regional growth projections formulated by the APC.

- Aggressive growth may result in a demand upon the City's secondary sewage treatment plant which exceeds its 1.0 million gallons per day capacity.
- Many parts of the City now have undersized water lines. Water pressures widely vary across the City due to the obsolete nature of the water distribution system. The low water pressures may effect fire insurance premiums and new housing construction opportunities.

State housing legislation recognizes that identified needs may exceed available resources. Under these circumstances, the quantified housing objectives of a local housing element need not be identical to the disaggregation of regional housing needs as identified by the regional planning authority. However, the local jurisdiction should make a diligent good faith effort to optimize its new housing construction opportunities and to pursue the development of new housing which comes reasonably close to the projected housing needs for the city.

B. Immediate Needs

The immediate needs of the City of Guadalupe can be categorized in three areas as follows:

1. Affordability

The federal government defines lower income households as those earning less than 80 percent of the areawide median income, and moderate income households as those earning between 80 and 120 percent of the areawide median income. The 1980 Census revealed that approximately 49.7% of all the households in the City - or 470 households - have lower incomes; and that approximately 27% of all the households in the City - or 255 households - have moderate incomes. Therefore, affordability is a major housing concern for Guadalupe.

2. Overcrowding

A reasonable privacy standard is the provision of at least as many rooms as there are persons in the household. Overcrowding exists when the number of persons exceeds 1.01 persons per room. Bathrooms, porches, halls, balconies, foyers and half rooms are not counted in determining the ratio of persons to rooms. The 1980 Census revealed that approximately one third of the households - 32% or 359 households - were living in overcrowded conditions. This problem, like most other housing issues, does not stand alone but is interrelated with other housing factors including affordability, suitability, condition, etc.

3. Suitability and Habitability

Problems with suitability and habitability of housing refer to the number of households occupying dwellings which are in need of rehabilitation or replacement. An unsuitable dwelling is defined as a housing unit which, in its present condition materially endangers the health, safety, or well-being of its occupants in one or more respects. The unit is also considered to be either economically feasible to repair - or dilapidated to the extent that it could cost more to rehabilitate than to replace. A housing condition survey performed for the purpose of this Housing Element identified that of 1085 housing units surveyed, six units or 0.55% are "Beyond Repair", and that 31 units or 2.86% are in need of "Major Repair".

C. Special Needs

A housing element is required to include an analysis of special housing needs. These needs refer to households having special characteristics, namely - the handicapped, elderly, large families, female heads of households, farmworkers and the homeless.

1. Elderly and Handicapped

The 1980 Census identified that there were 323 elderly persons (65 years of age or older). This was up from the 1970 Census which reported 226 persons and reflects an increase of two percent of the elderly population in the City. The concern of elderly households relates to their ability (or inability) to relocate into housing which satisfies their actual housing needs. It is common that elderly residents who have raised their families in the community in housing which was family oriented are left with housing which exceeds their needs when their children have grown and become independent. As a result, the elderly are confronted with the choice of remaining in their family-oriented homes, relocating to smaller accommodations within the community if available, or relocating outside the community.

The 1980 Census also reported that there were 237 persons in the labor force in 1980 who were physically disabled. Moreover, the Census also reported that 88 elderly persons (65 years of age or older) were also physically disabled.

2. Large Families

Because of their size, large family households may experience a greater incidence of overcrowding. To the

extent that such circumstances have their origin in financial limitations, the real cause is not household size but rather the means to purchase enough space. Even with adequate financial means, the housing supply may fall short of accommodating all larger families.

A large family refers to a family of five or more persons. The 1980 Census reported that there were 371 households - or 32.9% of all households - in Guadalupe.

3. Female Heads of Households

The 1980 Census revealed that of all 953 families, 117 families - or 12.63% - were headed by a female without a husband. Female headed households require special housing amenities which allow for child care, security, etc.

4. Farmworkers

The 1980 Census reported that there were 649 farmworkers - or 44.21% of the labor force. The State Housing Element requirements have highlighted the concern of farmworkers and farmworker housing as among the other major issues relative to the adequacy of housing.

5. Homeless

The issue of homeless individuals is very difficult to address quantitatively since there are no statistics reflecting the extent of the problem in Guadalupe. Because of the relatively small numbers of homeless families and individuals that have come to the City's attention through public and private channels, the City has not had a program specifically addressing this problem.

SECTION V

HOUSING PROGRAM

A. Housing Goals

The City of Guadalupe hereby adopts, with the adoption of this Housing Element by resolution of the City Council, the following goals, objectives, policies and programs which are consistent with State and Regional housing policies. They are:

1. The attainment of decent housing within a satisfying living environment for households of all socio-economic, racial and ethnic groups in the City.
2. The provision for a variety of housing opportunities by type and cost for households of all sizes.
3. Assurance of accessibility to such housing by all sectors of the general population.

B. POLICIES, QUANTIFIED OBJECTIVES AND PROGRAMS

Actions and policies included in the housing program must address five specific areas, as listed below:

- Conserving the existing stock of affordable housing.
- Assisting in the development of affordable housing.
- Providing adequate sites to achieve a variety and diversity of housing.
- Removing governmental constraints as necessary.
- Promoting equal housing opportunity.

The City of Guadalupe housing program for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section relative to the foregoing categories. The policies and actions are scheduled for implementation during the period over the next five years, ending in the year 1990. According to Section 65583(c) of the Government Code, a housing element must contain:

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulating concessions and incentives, and the utilization of appropriate federal and State financing and subsidy programs when available.

Conserving Existing Affordable Housing

To conserve the affordability of housing the City of Guadalupe hereby adopts the following policies:

- Promote the rehabilitation of sub-standard housing.
- Provide and maintain an adequate level of public facilities and services in all areas of the City within reasonable financial limits.
- Pursue the development of new housing opportunities to meet new housing demand. A continued adequate supply of housing which meets housing demand will best assure affordability of housing.
- Adopt anti-speculation controls on new housing developments which are financially supported by the City or the Guadalupe Redevelopment Agency.

To conserve existing affordable housing the policies listed above should be implemented through specific programs which achieve an acceptable level of accomplishment. To this end quantified objectives are identified as benchmarks leading towards the ultimate goal of housing affordability. The following quantified objectives should serve as such benchmarks:

1. Approximately 470 households in Guadalupe earn incomes which are in the "low income" range - up to 80% of the County median household income. The City should pursue programs which serve to assist in the preservation of the affordability of lower income housing. While it is well beyond the financial capability of the City to accomplish this objective immediately, a good faith effort which ultimately reaches three percent of the lower income households annually would provide substantial benefit. This objective can be accomplished in a combination of ways including: participation in the Santa Barbara County Housing Authority housing assistance programs, housing rehabilitation assistance programs offered by the City with funding assistance provided by the Community Development Block Grant Program and/or the Guadalupe Redevelopment Agency.
2. The City should pursue the development of new housing at a level which is in balance with new housing demand. Maintaining a balance between supply and demand will serve to retain housing affordability which in close proximity to the increases in the cost of living index. The Area Planning Council has projected that new housing

demand will approach 51 new units per year through the year 1990. The City should strive to identify sufficient land suitable for the development of 358 new dwelling units as it prepares to update the General Plan.

The actual implementation of the policies and objectives listed above will be accomplished by a combination of programs which follow:

1. The City will coordinate with the County Housing Authority and encourage the use of Section 8 rental assistance certificates.
Responsible Agency: City Manager's office/County Housing Authority.

Financing Source: Department of Housing and Urban Development (HUD)

Objectives: Up to 14 units per year (and up to 70 units by the year 1990) to be assisted

Timeframe: Annually through 1990

2. The City will pursue participation in the Community Development Block Grant Program for the purpose of funding to establish a housing rehabilitation program. The program should ultimately assist in the implementation of up to 14 lower income housing units per year.

Responsible Agency: City Manager/Community Development Department

Financing Source: HUD

Objectives: Assist up to 14 lower income housing units per year; and up to 70 units by 1990.

Timeframe: Pursue participation in CDBG program in 1985; initiate rehabilitation program in 1986 and every year thereafter.

3. The City through the Guadalupe Redevelopment Agency should pursue the development of new housing opportunities to maintain a reasonable balance between housing demand and housing supply. Tax increment revenue funds set aside by the Redevelopment Agency for low and moderate income housing use should be directed towards the provision of new housing opportunities.

Responsible Agency: Guadalupe Redevelopment Agency

Financing Source: Tax increment funds

Objectives: Up to 51 new housing units per year

Timeframe: Annually through 1990

4. The City will conduct a yearly review of water, sewer and street construction needs in residential area and establish priorities to upgrade the City's public facilities and services.

Responsible Agency: Guadalupe Public Works Department

Source of funding: Aid to cities; Gas tax, and General fund

Timeframe: Annually through 1990

Assisting in Development of Affordable Housing

This category of the Housing Program is intended to identify current and future actions which assist in the development of adequate housing to meet the needs of low and moderate income households. To this end, the City of Guadalupe will pursue the following policies to promote an adequate supply of housing suitable for all economic segments and for those with special needs:

- Utilize federal, State and local assistance for the provision of new housing at affordable prices.
- Provide incentives and funding to promote private construction of affordable housing for all economic segments of the community.

To assist in the development of affordable housing the policies listed above should be implemented through specific programs which achieve an acceptable level of accomplishment. To this end quantified objectives are identified as benchmarks leading towards the ultimate goal of housing development. The following quantified objectives should serve as such benchmarks:

1. The Area Planning Council has projected that between the years 1983 and 1990 the City of Guadalupe will have a new housing demand of 358 dwelling units. The APC has disaggregated this new demand into four categories of housing affordability for which new housing should be constructed. The City should pursue construction of new dwelling units as follows:

Very Low Income	68 units
Low Income	54 units
Moderate Income	79 units
Above Moderate Income	157 units

The following action programs will be pursued by the City of Guadalupe to implement the policies to assist in the development of affordable housing:

1. The City will promote privately developed assisted rental housing and affordable ownership housing through the California Housing Finance Agency and the Guadalupe Redevelopment Agency.

Responsible Agency: City Manager's office, Community Development Department and Redevelopment Agency.

Source of Funding: State or City issue revenue bonds.

Objectives: Development of up to 358 new units by the year 1990.

Timeframe: through the year 1990.

2. The City will update the General Plan to include the provision of suitable land at appropriate densities to accommodate the projected demand for new housing.

Responsible Agency: Community Development Department

Financing Source: General Fund

Objective: up to 358 units by 1990

Timeframe: General Plan update to be accomplished in 1985-86 fiscal year.

3. The City will provide density bonuses and other incentives in the City's General Plan and Zoning Ordinance to developers who construct at least 25 percent of their project as low and moderate income housing.

Responsible Agency: Community Development Department

Source of Funding: General Fund

Objective: Development of up to 201 low and moderate income housing units.

Timeframe: by the year 1990

4. The City will review Zoning ordinance provisions and standards and make appropriate changes to create incentives to promote affordable housing,

eg. mobile home ordinance preservation, condominium conversion regulations, mobile home on a single lot, senior housing provisions and other development and use standards.

Responsible Agency: Community Development Department

Funding Source: General Fund

Timeframe: Fiscal year 1986-87

5. The City will provide consultation to aid developers to expand housing opportunities in order to facilitate the development of more affordable housing, and assist developers in applying for funding to various public agencies for the development of affordable and assisted housing.

Responsible Agency: City Manager/Community Development Department

Funding Source: General Fund

Objective: 358 new dwelling units

Timeframe: ongoing through 1990

Provision of Adequate Housing Sites

The Housing Element should also assist in the identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups. To help accomplish the City adopts the following policies:

- Conduct an annual inventory of available sites including an analysis of Infrastructure and underutilized parcels.
- Apply for Community Development Block Grant funds and other available funds from the State and federal governments.
- Support assisted housing by locating appropriate sites throughout the City.
- Develop incentives for land assembly

To provide adequate housing sites the policies listed above should be implemented through specific programs which achieve an acceptable level of accomplishment. To this end

quantified objectives are identified as benchmarks leading towards the ultimate goal of housing sites availability.

1. The City's 1973 General Plan identifies a total of 249 gross acres of land designated for residential use - enough land to accommodate a total City population of 7400 persons. This has been further updated by the "Draft-Forecast 85 Santa Barbara County 1980-2000" analysis which identified a potential of 633 new units to be built within the City Guadalupe.

To implement the policies and objectives listed above the City will pursue the following programs in order to provide adequate housing sites for new housing:

1. The City will perform a detailed inventory of sites in its efforts to update the General Plan and to identify underutilized, vacant and potential transitional land uses as opportunities for the provision of sites suitable for new housing opportunities.

Responsible Agency: Community Development Department

Funding Source: General Fund

Timeframe: Fiscal year 1985-86

Removing Governmental Constraints

The City of Guadalupe hereby addresses and where appropriate and legally possible will take steps to remove governmental constraints in the maintenance, improvement and development of housing. To carry out this objective the City adopts the following policies:

- Support changes in the zoning, subdivision and other applicable codes and ordinances to encourage more affordable housing without compromising other important City goals and objectives.
- Provide fee reductions for qualifying projects to encourage more affordable housing.

To accomplish these policies and objectives the City will pursue the implementation of the following programs:

1. The City will review the Zoning and Subdivision ordinances and other applicable codes and make changes where feasible to promote affordable housing.

Responsible Agency: Community Development
Department

Funding Source: General Fund

Timeframe: Ongoing through 1990

2. The City will adopt a fee schedule for City permits which provides a reduction for rental and ownership housing projects which enable the City to attain a substantial share of its new housing goals and objectives.

Responsible Agency: Community Development
Department

Source of Funding: General Fund

Timeframe: 1985-86 Fiscal Year

Promote Equal Housing Opportunity

The final area of housing policy deals with equal housing opportunity. This includes the promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color. The City of Guadalupe hereby adopts the following policies relating to equal housing opportunity:

- Promote equal housing opportunity for all economic, racial and social groups.
- Promote housing which meets the special needs of large families, minorities, elderly, handicapped and single-parent households with children.
- Promote greater awareness of tenant and landlord rights.

To accomplish these goals and objectives the City of Guadalupe will pursue the following programs:

1. The City will pursue a relationship with the Santa Barbara County Housing Authority for services related to handling complaints of discriminatory practices in housing within the City and to provide counseling in landlord-tenant disputes.

Responsible Agency: City Manager/Community
Development Department/County Housing Authority

Funding Source: General Fund/CDBG funds if
available

Timeframe: Annually through 1990

2. The City will pursue the support for the development and rehabilitation of housing for special needs groups including the elderly and the handicapped.

Responsible Agency: Community Development
Department

Funding Source: General Fund

Timeframe: Ongoing through 1990

* * * * *
* * * * *

APPENDIX

APPENDIX A

Letter from the
California Department of Housing
and
Community Development

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Division of Research and
Policy Development
921 Tenth Street
Sacramento, CA 95814
(916) 323-3176

October 22, 1985

Mr. Manuel A. Rede
City Administrator
City of Guadalupe
P.O. Box 898
Guadalupe, CA 93434-0898

Dear Mr. Rede:

RE: Review of the City of Guadalupe's Draft Housing Element

Thank you for submitting Guadalupe's draft housing element, received September 3, 1985, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

An October 11 telephone conversation between you and Steve Boilard of my staff has facilitated our review. This letter summarizes the conclusions of that discussion.

Guadalupe's draft element is clearly written and well documented, describing a housing program which efficiently utilizes the City's limited resources. In our opinion, however, certain revisions are needed before the element will comply with State housing element law (Article 10.6 of the Government Code). These suggested revisions are listed below; after each recommended change we refer to the applicable provision of the Government Code.

A. Housing Needs

1. Include the number of existing housing units and households within the City (Section 65583(a)(2)). The element uses 1980 census figures. We believe that the most recent data should be utilized, and 1985 Department of Finance data are available. These figures are 1145 and 1109, respectively.
2. Estimate the number of lower income households overpaying for housing (Section 65583(a)(2)). "Overpaying" is defined as paying more than 25% of gross income on housing.

B. Governmental Constraints

Analyze potential and actual governmental constraints to the development, improvement, and maintenance of housing (Section 65583(a)(4)). The element's discussion should include an analysis of the City's fee structure, permit processing times, and on- and off-site improvement requirements. These analyses should be supported with available data.

C. Quantified Objectives

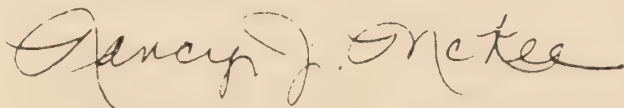
Establish the maximum number of housing units that can be constructed and rehabilitated in the unincorporated area over a five-year time frame (Section 65583(b)). The "quantified objectives" mentioned on page 39 include a general discussion, but no specific numerical goals for housing construction and rehabilitation over the next five years.

D. Public Participation

Describe the City's efforts to achieve participation of all economic segments of the community in the development of the housing element (Section 65583(c)). We understand that the City has held noticed public hearings on its housing element. These should be described in the element.

We hope our comments are helpful to the City and wish you success in the implementation of your housing program. In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to the persons and organizations listed below. If you have any questions about our comments please contact Steve Boilard of our staff at (916) 323-4475.

Sincerely,



Nancy J. McKee, Chief
Division of Research and
Policy Development

NJM:SB:bt

cc: Steve Belasco, California Rural Legal Assistance
Manuel M. Medeiros, State Department of Justice
Bob Cervantes, Governor's Office of Planning and Research
Tom Bannon, California Building Industry Association

APPENDIX B

City response to HCD

November 20, 1985

Ms. Nancy J. McKee, Chief
Division of Research and Policy Development
Department of Housing and Community Development
921 Tenth Street
Sacramento, CA 95814

SUBJECT: Guadalupe Housing Element

Dear Ms. McKee:

Thank you for your expeditious review of the Draft Housing Element prepared for the City of Guadalupe and your October 22, 1985 letter which identified five revisions which were recommended so that the Housing Element complies with State Housing Element law. A summary of your comments and our responses follow:

HCD Comment Number 1:

"...The element uses 1980 census figures. We believe that the most recent data should be utilized and 1985 Department of Finance data are available..."

City response to comment number 1:

The Element has been updated to include Department of Finance population projections. Please refer to Table 1 and page 3 of the revised Housing Element.

HCD Comment Number 2:

"Estimate the number of lower income households overpaying for housing..."

City response to comment number 2:

The Housing Element has been amended with the addition of a new subsection "Ability to Pay" located on pages 24 - 26. This part describes the owner and renter housing costs and ability to pay for housing as reported in the 1980 census. Tables 19 and 20 have been added to the text of the element.

HCD Comment Number 3:

"...The element's discussion should include an analysis of the City's fee structure, permit processing times and on- and off-site improvement requirements..."

City response to comment number 3:

The element does discuss permit processing times, and on- and off-site improvements requirements on pages 32 - 34. However, a new subsection has been added on page 35. This new subsection is entitled "Permit Fees" and includes Table 24, which presents the City's fee structure for permits.

HCD Comment number 4:

"Establish the maximum number of housing units that can be constructed and rehabilitated in the unincorporated area of a five-year time frame..."

City response to comment number 4:

Reference to "unincorporated" area is in error. The Housing Element does identify the maximum number of new units to be constructed - 358 new units - in several policies located on pages 44-45. As for rehabilitated units, the element only made reference to an annual objective of 14 units. This has been amended on page 43 to show the five-year objective of 70 units.

HCD Comment number 5:

"Describe the City's efforts to achieve participation of all economic segments of the community in the development of the housing element..."

City response to comment number 5:

Appendix C has been added to include a description of the citizen participation efforts of the City.

Based upon conversations we have had with your staff and our proposed responses to your comments we are recommending approval of the Guadalupe Housing Element as being in compliance with State requirements.

Sincerely,

Manuel A. Rede
City Administrator

APPENDIX C

Citizen Participation

APPENDIX "C"

PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, the manner of assuring citizen participation in the development and adoption of the Housing Element must be described. The proposed citizen participation plan for the adoption of the updated housing element is discussed as follows:

1. One public informational meeting (workshop) was held to explain the Housing Element and to gather citizen input prior to the public hearing process. The workshop was in conjunction with a specially noticed Planning Commission meeting.
2. A noticed public hearing will be held before the Planning Commission prior to its approval and recommendation for adoption by the City Council. Appropriate notification requirements will be followed.
3. A noticed public hearing will be scheduled before the City Council to consider the recommendations of the Planning Commission and to take additional testimony from interested persons and groups. This hearing will be held subsequent to the required review by the State Department of Housing and Community Development so that the City Council will have the benefit of all technical requirements before it.

APPENDIX D

HOUSING CONDITION SURVEY

FIGURES 2, 3, AND 4

Guadalupe Housing Survey: Area 1



LEGEND

- ★ FIX-UP: PAINT-UP
- MINOR TO MODERATE REPAIRS
- MAJOR REPAIRS
- ◆ BEYOND REPAIRS
- ▲ RENOVATION IN PROGRESS

FIGURE 2

Guadalupe Housing Survey: Area 2

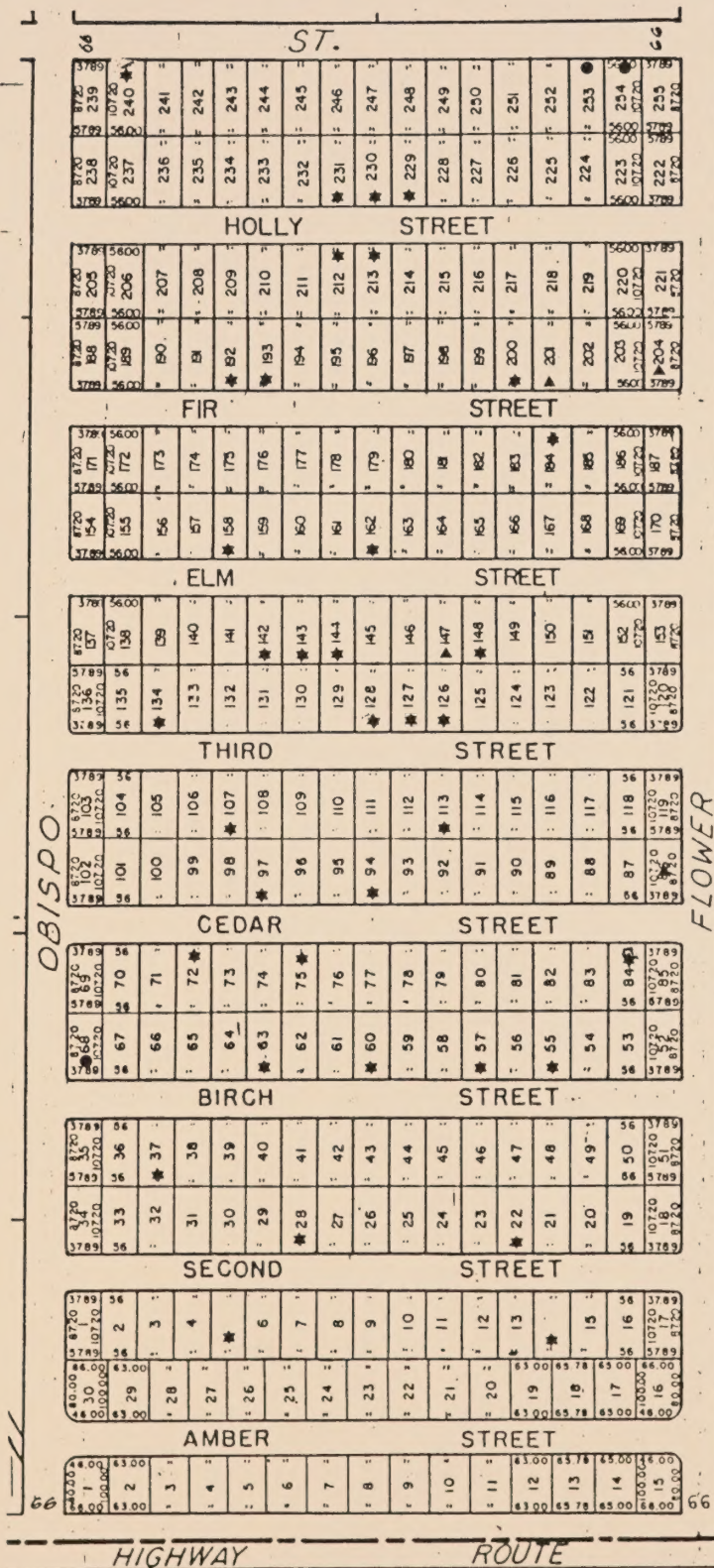


LEGEND

- ★ FIX-UP: PAINT-UP
- MINOR TO MODERATE REPAIRS
- MAJOR REPAIRS
- ◆ BEYOND REPAIRS
- ▲ RENOVATION IN PROGRESS

FIGURE 3

Guadalupe
Housing
Survey:
Area 3



LEGEND

- | | | | |
|---|---------------------------|---|------------------------|
| ★ | FIX-UP: PAINT-UP | ◆ | BEYOND REPAIRS |
| ● | MINOR TO MODERATE REPAIRS | ▲ | RENOVATION IN PROGRESS |
| ■ | MAJOR REPAIRS | | |

FIGURE 4

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